

## Design-Build Services for Phase 2 of the Expansion & Reconfiguration Project at the San Ysidro Land Port of Entry

SOLICITATION NUMBER: GS-09P-15-KT-C-0016

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### NOTICE DETAILS

**Solicitation #:**

GS-09P-15-KT-C-0016

**Procurement Type:**

**Presolicitation**

**Date Posted:**

March 25, 2015

**Title:**

Design-Build Services for Phase 2 of the Expansion & Reconfiguration Project at the San Ysidro Land Port of Entry

**Classification Code:**

Y -- Construction of structures and facilities

**NAICS Code:**

236220 -- Commercial and Institutional Building Construction

**Is this a Recovery and Reinvestment Act Action?:**

No

**Primary Point of Contact.:**

Christopher Lee,  
Contracting Officer  
[christopher.lee@gsa.gov](mailto:christopher.lee@gsa.gov)  
Phone: 4155222877

**Description:**

**PRE-SOLICITATION NOTICE**

**Project:** Design-Build Services for Phase 2 of the Expansion & Reconfiguration Project at the San Ysidro Land Port of Entry (LPOE)

**Solicitation No.:** GS-09P-15-KT-C-0016

**Region:** GSA, PBS, Design & Construction Div., Pacific Rim Region (R9)

**Location:** San Diego, California

**Contract Type:** Firm-Fixed Price Design-Build Contract

**Budget:** Estimated total contract cost is between **\$150,000,000** and **\$170,000,000**.

**Project Duration:** Thirty-six (36) months

**Contracting Officer:** Christopher Lee

**Contact info:** (415)522-2877, [christopher.lee@gsa.gov](mailto:christopher.lee@gsa.gov)

### PURPOSE

The purpose of this pre-solicitation notice is to formally announce the General Services Administration (GSA), Public Buildings Service (PBS), Design and Construction Division (9PC) requirement to procure the services of a highly qualified Design-Build contractor to successfully design and construct Phase 2 of the overall project. The concept design for Phase 2 has already been completed and will be used as the basis for the design. The design-build scope of work includes all labor and materials required to provide architectural, engineering, construction, and other related services necessary to successfully complete the project in compliance with all applicable codes. Given the size, complexity, uniqueness, and overall importance both politically and locally the design-build contractor must have the capability and experience to meet all of the GSA's contract requirements.

## PROJECT DESCRIPTION

The San Ysidro Land Port of Entry (LPOE) is the busiest land port in the world. The 30-year-old outdated facility can no longer support nor enforce the missions of the U.S. Customs and Border Protection (CBP). The LPOE processes approximately an average of 50,000 northbound vehicles and 25,000 northbound pedestrians per day. The San Diego Association of Governments (SANDAG) predicts an increase in vehicle traffic at San Ysidro of up to 70% by the year 2030. SANDAG's studies indicate a substantial economic impact of roughly \$8.4 billion in lost revenue to the region resulting from increased wait times at the border. Given the delays at current traffic volumes, capacity of the LPOE must be increased to accommodate regional growth.

To address these growing concerns the LPOE is undergoing a three (3) phase Expansion & Reconfiguration Project estimated to cost over \$500M. This design-build contract will provide the required services to design and construct Phase 2 of the overall project. Phase 2 contains, but is not limited to, the following primary construction project elements:

- Demolition of the existing Northbound Pedestrian Processing/Detention building, the existing central plant, multiple buildings on East San Ysidro Blvd (specifically those known as the Payless, Milo, and old Greyhound Buildings), and a portion of East San Ysidro Blvd south of the MTS trolley.
- Construction of a new northbound Pedestrian Processing/Administration/Detention Center Building, a northbound pedestrian pathway and its associated canopy structure from the Mexico border to the new pedestrian processing building, two (2) overhead Employee Pedestrian Bridges, an electrical generator yard, and a Pedestrian Plaza.
- Renovation of the existing Historic Custom House building to provide a new Pedestrian Processing operation. Note that the renovation will require consultation with the State Historic Preservation Office (SHPO) and adherence to the National Historic Preservation Act (NHPA) Section 106 process.

The period of performance for the Phase 2 design-build contract award is estimated to be **thirty-six (36) months** after the issuance of the Notice to Proceed by the GSA Contracting Officer.

The total cost estimated for contract is between **\$150,000,000.00 and \$170,000,000.00**.

## ACQUISITION STRATEGY

This is a competitive acquisition source selection using the best-value trade-off process to award a firm fixed price contract. This procurement will be advertised for Full & Open Competition. This source selection is based on FAR Part 15 and GSAM. The evaluation process will result in selection of the proposal that represents the best value for the Government in terms of technical and price factors as identified in the solicitation and in accordance with FAR Parts 15.101 through 15.304. Proposal evaluation and the steps leading to the award of the contract are in accordance with FAR 15.305 through 15.308.

Additionally, this procurement will be conducted using the Design-Build Selection Procedures in FAR 36.3. Stage One evaluates initially the technical qualifications and experience of the design and construction teams formed by each potential Offeror for this procurement. A short-list of no more than four (4) will be selected to participate in Stage Two. Stage Two will evaluate the short-listed Offerors utilizing all of the specified evaluation factors.

A stipend will not be paid as a result of this procurement. All proposal costs incurred by the Offerors will be at their own expense.

The current project schedule anticipates a contract award in August 2015, however that is subject to change should the GSA deem necessary.

#### **SUBMISSION REQUIREMENTS**

The Stage One RFQ will be issued electronically on or about Thursday April 9, 2015 via the FedBizOpps website attached to this posting. Although it is not mandatory, interested parties are encouraged to affix their names to the Interested Vendors Listing in order to receive notifications. Please note that as a part of the Stage One RFQ all Offerors will be required to adhere to the following Mandatory Requirements:

**Mandatory Requirements.** The following will be evaluated on a "go/no-go" basis. Offerors that do not meet all of the following criteria will not be considered. The Contracting Officer will solely make the determination as to an Offeror's responsibility/responsiveness on these mandatory requirements, and submit only those proposals that meet all of requirements for a full evaluation.

- Offeror must be registered and provide proof of active status in the System Award Management (SAM) on-line system at time of Stage One RFQ proposal submission.
- Proof of the Offeror's ability to provide bonding capacity of \$150,000,000.00 in the form of a letter from a surety.
- A Signed Sensitive but Unclassified (SBU) Information Form (will be included as an attachment to the RFQ).

Issuance of this notice does not warrant that funds are presently available for award of a Contract. Award of the Contract shall be subject to the availability of appropriated funds, and the Government shall incur no obligation under this notice in advance of such time as funds are made available to the Contracting Officer for the purpose of Contract award.

Please continue to check back to receive the most updated information.

#### **Place of Contract Performance:**

, California  
United States

#### **Archiving Policy:**

Manual Archive

#### **Allow Vendors To Add/Remove From Interested Vendors:**

Yes

#### **Allow Vendors To View Interested Vendors List:**

Yes

**Is this a Schedule Notice:**

No